

**Exhibit 1**

**June 13, 2023 Email Exchange with Mr. Brian Tader at Brookfield**

**From:** Tader, Brian <[Brian.Tader@bpretail.com](mailto:Brian.Tader@bpretail.com)>  
**Sent:** Tuesday, June 13, 2023 2:00 PM  
**To:** Ashley Fehlman <[ashley.f@atlasbtw.com](mailto:ashley.f@atlasbtw.com)>  
**Subject:** RE: Landlord Sign Regulations: Michaels - 2203 S. Promenade Blvd, Rogers, AR

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Ok. That makes sense now.

**Brian Tader**  
Senior Director Leasing - Big Box | Development Retail  
Retail

Brookfield Properties  
350 N Orleans St, Suite 300, Chicago, IL 60654  
T 312.960.5007 | M 847.962.5584  
[brian.tader@bpretail.com](mailto:brian.tader@bpretail.com)  
[www.brookfieldproperties.com/retail](http://www.brookfieldproperties.com/retail)

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Properties



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**From:** Ashley Fehlman <[ashley.f@atlasbtw.com](mailto:ashley.f@atlasbtw.com)>  
**Sent:** Tuesday, June 13, 2023 12:57 PM  
**To:** Tader, Brian <[Brian.Tader@bpretail.com](mailto:Brian.Tader@bpretail.com)>  
**Subject:** RE: Landlord Sign Regulations: Michaels - 2203 S. Promenade Blvd, Rogers, AR

[EXTERNAL]

This is the feedback I got from Michaels, "This is a potential acquisition of a few Bed Bath and BeyondWe will be bidding in an auction for the space along with others I'm sure."

Does this make more sense?

Thank You,



**Ashley Fehlman | Senior Project Manager**  
**Atlas | One Source...Many Solutions**  
t: 561 863 6659 x4454 | m: 561 635 4998  
**Toll Free 800 772 7932**  
e: [ashley.f@atlasbtw.com](mailto:ashley.f@atlasbtw.com) | w: [www.atlasbtw.com](http://www.atlasbtw.com)



**From:** Tader, Brian <[Brian.Tader@bpretail.com](mailto:Brian.Tader@bpretail.com)>  
**Sent:** Tuesday, June 13, 2023 1:38 PM  
**To:** Ashley Fehlman <[ashley.f@atlasbtw.com](mailto:ashley.f@atlasbtw.com)>  
**Subject:** RE: Landlord Sign Regulations: Michaels - 2203 S. Promenade Blvd, Rogers, AR

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I am the box leasing person for the center. I just have not talked to Michaels yet.

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[www.brookfieldproperties.com/retail](http://www.brookfieldproperties.com/retail)

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**From:** Ashley Fehlman <[ashley.f@atlasbtw.com](mailto:ashley.f@atlasbtw.com)>  
**Sent:** Tuesday, June 13, 2023 12:09 PM  
**To:** Tader, Brian <[Brian.Tader@bpretail.com](mailto:Brian.Tader@bpretail.com)>  
**Subject:** RE: Landlord Sign Regulations: Michaels - 2203 S. Promenade Blvd, Rogers, AR

[EXTERNAL]

I will find out, they gave me your name as the "landlord" contact.

Thank You,



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**From:** Tader, Brian <[Brian.Tader@bpretail.com](mailto:Brian.Tader@bpretail.com)>  
**Sent:** Tuesday, June 13, 2023 1:04 PM  
**To:** Ashley Fehlman <[ashley.f@atlasbtw.com](mailto:ashley.f@atlasbtw.com)>  
**Subject:** RE: Landlord Sign Regulations: Michaels - 2203 S. Promenade Blvd, Rogers, AR

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We have a Hobby Lobby at the center. Who is Michaels talking to?

**Brian Tader**  
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**From:** Ashley Fehlman <[ashley.f@atlasbtw.com](mailto:ashley.f@atlasbtw.com)>  
**Sent:** Tuesday, June 13, 2023 11:59 AM  
**To:** Tader, Brian <[Brian.Tader@bpretail.com](mailto:Brian.Tader@bpretail.com)>  
**Subject:** RE: Landlord Sign Regulations: Michaels - 2203 S. Promenade Blvd, Rogers, AR

[EXTERNAL]

Hi There,

I work for Michaels, I have been told they are looking to potentially occupy the former Bed Bath & Beyond.

Thank You,



Ashley Fehlman | Senior Project Manager

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**From:** Tader, Brian <[Brian.Tader@bpretail.com](mailto:Brian.Tader@bpretail.com)>

**Sent:** Tuesday, June 13, 2023 12:27 PM

**To:** Ashley Fehlman <[ashley.f@atlasbtw.com](mailto:ashley.f@atlasbtw.com)>

**Subject:** RE: Landlord Sign Regulations: Michaels - 2203 S. Promenade Blvd, Rogers, AR

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Ashley,

Who are you working with at the mall? Are you sure you have the right address?

**Brian Tader**

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**From:** Ashley Fehlman <[ashley.f@atlasbtw.com](mailto:ashley.f@atlasbtw.com)>

**Sent:** Tuesday, June 13, 2023 10:03 AM

**To:** Tader, Brian <[Brian.Tader@bpretail.com](mailto:Brian.Tader@bpretail.com)>

**Subject:** Landlord Sign Regulations: Michaels - 2203 S. Promenade Blvd, Rogers, AR

[EXTERNAL]

Good Morning,

I am working on putting together the sign package for the Michaels to be located at Michaels - 2203 S. Promenade Blvd, Rogers, AR

I wanted to reach out to see if you have a landlord sign regulations you could provide to me for this shopping center.

Thank You,



**Ashley Fehlman | Senior Project Manager**

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